

## MINUTES OF THE PLANNING BOARD FROM NOVEMBER 16, 2017

The meeting was called to order by the Chairman, Christopher Soriano. Mr. Soriano stated the meeting was being held in accordance with the Sunshine Laws of the State of New Jersey, Chapter 145, by Mayor and Council and the Planning Board for Official Notices. Notice of this meeting was posted on the Borough bulletin board for that purpose.

**Present:** Christopher Soriano, Dean Doukakis, Richard Kinkler, Jaclyn Parisi, Michael Gatti, Mike Cicalese, Frank Ferrese, Tom Ferrese, Chief Bruce Koch

**Absent:** Mayor Jack Merryfield, Council President Susan Griffith, Jeff Hanson

**Also Present:** Don Ryan, Solicitor, Stephanie Gee, Secretary, Ron Newell, Zoning Officer and Steve Bach Borough Engineer

**Minutes:** Minutes from October 19, 2017 were tabled to be amended and voted upon at December 21, 2017 meeting.

### **Resolutions:**

**CS#17-10-1P, Michael & Jodilyn Turner, 31 Ninth Avenue, B42, L23- corner lot fencing -amended per last meeting**

**CS#17-9-3P, Stephen Kinky, 211 Tenth Avenue, B-57, L-18- amended per last meeting**

CS#17-10-1P, Michael & Jodilyn Turner, 31 Ninth Avenue, B42, L23- garage

CS#17-10-2P, Scott Harris, 2004 Wayne Avenue, B131, L9

CS#17-11-1P, Patrick Marks, 1710 Prospect Ridge Blvd, B-90, L-10

CS#17-11-2P, Jason & Julia Clark, 24 Lippincott Avenue, B-5, L-4

### **HPC Applications:**

None for this month

### **Business:**

**CS#17-10-1P, Michael & Jodilyn Tuner, 31 Ninth Avenue, B-42, L-23**

The Board considered the amended application of Michael and Jodilyn Turner, who are the owners and reside at the premises at 31 9th Avenue, Haddon Heights, New Jersey. The property is also designated as Block 42, Lot 23 on the Haddon Heights Tax Map. The applicants previously received approval with respect to the replacement of an existing fence under Resolution CS17-10-7P. The applicants returned to the Planning Board to amend their application with respect to the rebuilding of a detached garage at the subject location. The applicant, Michael Turner, appeared, was sworn and testified in support of the application. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The applicant requires variances with respect to proposed garage as the maximum size of 704 square feet, the height of 20 feet and the protrusion of the garage into the front yard along Green Street. The applicant complies with the 5 foot setback requirement. The Planning Board finds that the proposed garage is consistent in size with the existing garage and will replace a deteriorated structure. The appearance of the proposed garage will enhance the neighborhood aesthetics. The Planning Board concludes that the applicant has submitted sufficient, competent evidence to warrant granting bulk variances with respect to the construction of the proposed garage based upon the hardship to the property and the advancement of the purposes of the Municipal Land Use Law. The Planning Board further concludes that the variances will not cause substantial detriment to the public good. The planning Board also concludes that granting the variance will not impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights.

**CS#17-101-2P, Scott Harris, 2004 Wayne Avenue, B-131, L-9**

Mr. Harris advised Stephanie Gee Planning Board Secretary that he had no intention of returning to the Board and that he would not be pursuing anything further with the Board at this time. The application was dismissed without prejudice by the Board.

**CS#17-11-1P, Patrick Marks, 1710 Prospect Ridge Blvd, B-90, L-10**

The Board considered the application of Patrick Marks, who is the owner and resides at the premises at 1710 Prospect Ridge Blvd., Haddon Heights, New Jersey. The property is also designated as Block 90, Lot 10 on the Haddon Heights Tax Map.

The applicant seeks to construct a second story addition on an existing 1 ½ story frame dwelling. The applicant seeks a side yard variance for the construction of the addition. The applicant, Patrick Marks, appeared, was sworn and testified in support of the

application. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board concludes that there is a hardship to the property by reason of the irregular shape of the property and the existing non-conformities with respect to the size and side yard setback. The Planning Board further concludes that granting the subject variances for side yard setback will not be substantially detrimental to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Frank Ferrese, seconded by Dean Doukakis, the Planning Board voted 9-0 to grant a side yard variance to permit a maximum of 5.5 feet on the easterly side of the property for the construction of the proposed addition.

**CS#17-11-2P, Jason & Julia Clark, 24 Lippincott Avenue, B-5, L-4**

The Board considered the application of Jason and Julia Clark, who are the owners and reside at the premises at 24 Lippincott Avenue, Haddon Heights, New Jersey. The property is also designated as Block 5, Lot 4 on the Haddon Heights Tax Map. The applicant seeks to construct a 1 story addition on a 2 story frame dwelling and a deck in the rear yard. The applicant, Jason Clark, appeared, was sworn and testified in support of the application. Steven Bach, Planning Board Engineer, was also sworn and testified in connection with the application. The Planning Board concludes that there is a hardship to the property by reason of the significantly undersized lot size and the existing non-conforming side yard setbacks. The Planning Board further concludes that granting the subject variances for lot coverage and side yard setbacks will not cause substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance of the Borough of Haddon Heights. On the motion of Tom Ferrese, seconded by Michael Cicalese, the Planning Board voted 9-0 to grant a single side yard setback on the North to be not less than 4.04 feet, a side yard setback on the south of not less than 8.7 feet and aggregate side yards of 12.2 feet impervious lot coverage not to exceed 32%.

**ADJOURNMENT:**

@7:51PM. All Board members were in favor.

Respectfully Submitted,

Stephanie Gee

Planning Board Secretary